

FLOOD HAZARD INFORMATION for CITY OF FAYETTEVILLE

HAZARD ANALYSIS: Fayetteville is susceptible to flooding from tropical storms and severe rainstorms. Whitewater Creek, Ginger Cake Creek, Nash Creek, Perry Creek, their tributaries and other drainage systems can overflow if there is enough rain. Low lying areas of the City are subject to flooding. Homes along Ginger Cake Creek in west Fayetteville, its tributaries in central Fayetteville and the Nash Creek tributary in east Fayetteville have been inundated with water in the past. Insurance helps, however:

Standard homeowner's insurance policies in Georgia do not cover damage from flooding. Flood insurance must be purchased separately.

FLOOD ZONES IN FAYETTEVILLE: The attached maps show various sections of Fayetteville with flood plain areas shaded. The flood areas shown are not exact. Elevation certificates should be obtained for work in the shaded areas.

WHAT YOU CAN DO:

FLOOD INSURANCE: Typical Homeowner's Insurance policies do not cover damages from flood to a structure or its contents. Therefore, mortgage lenders usually require that the purchaser carry flood insurance on a property, based on its elevation as shown on a Flood Map produced by the Federal Emergency Management Agency (FEMA). All properties securing a federally backed mortgage (FHA, VA, FNMA) that are located in Flood Zones must carry flood insurance. If your mortgage does not have this requirement, or if you own the property outright, the purchase of Flood Insurance is still recommended to reduce your financial burden in case of a flood. Flood Insurance is available at any time from many licensed insurance agents, but there is a 30-day waiting period before the policy becomes effective. Obtaining an appropriate amount of insurance coverage is one important way to reduce losses from a flood. NFIP Flood Insurance can be purchased regardless of the property location (in high, moderate, or low-risk areas) and it is equally available to property owners, renters, and business owners.

CONSTRUCTION IN FLOOD ZONE AREAS: A permit from the City of Fayetteville Building Department, 240 S. Glynn Street, Fayetteville, GA 30214 is required for any construction in a flood zones A or AE within the City limits of Fayetteville. In general no structures are allowed in these flood zone areas. If the structure is allowed, special provisions for flood protection are required. See Section 54 of the Fayetteville City Code of Ordinances and call 770-719-4068 for more information or if you suspect illegal flood zone development.

RETROFITTING EXISTING FLOOD PRONE STRUCTURES: Floodproofing or retrofitting your property involves a combination of measures or additions to features of existing structures that are intended to reduce or eliminate the possibility of flood damage in the future. Several measures can be taken to make the next flood easier on you and your wallet. The measures include the following:

1. **Relocate the structure out of the flood prone area.** The surest way to eliminate flood damage to a structure is to remove it from the floodplain and relocate it to a flood-free location.
2. **Elevate the structure above the base flood elevation (BFE).** Elevate the existing structure on fill or foundation elements such as solid perimeter walls, piers, posts, columns, or piles.
3. **Construct floodwalls or levees to keep floodwaters from reaching your building.** Floodwalls are usually made of concrete and levees are built from fill dirt. This type of retrofit provides a barrier between the structure and the source of flooding.
4. **Dry floodproofing is another approach to retrofitting.** This method involves sealing up that portion of the structure below the flood protection level, making that area watertight. The objective is to make the walls and other exterior components impermeable to the passage of floodwaters.
5. **Wet floodproofing is another approach to retrofitting.** Wet floodproofing means modifying a structure to allow floodwaters to enter it in a way that will minimize damage to the structure and its contents. This is usually the least expensive way to retrofit and even the smallest efforts will significantly reduce flood damage the next time.
6. **Elevate electrical and mechanical equipment and appliances above the BFE.** Moving such things as the main breaker or fuse box and the utility meters above the flood protection level can help in the future. Also, if you are going to replace a flooded furnace, water heater, or air conditioner, install the new one on a higher floor. If the equipment will be outside, install it on a platform above the flood protection level.

Remember, don't just build it back; build it better.

AFTER AN EVENT: Do not walk through flowing water, or drive through a flooded area. Stay away from downed power, telephone, and cable TV lines, and be alert for downed power lines that may have fallen on trees. The ground may be wet and electrical shock could occur. Look out for animals that may have been flooded out of their natural homes, especially snakes. Be careful where you step, as flood water may have deposited sharp objects with protruding nails or sharp edges. Walking surfaces such as floors and steps can be very slippery. Be especially alert for gas leaks. Use only a flashlight to check for damage inside a structure.

MAP DETERMINATIONS: The City of Fayetteville Engineering Department can provide information from the FEMA Flood Insurance Rate Maps (FIRM) to let you know if your property is in a flood hazard area. Call 770-719-4156 or 770-719-4069 for this information. Elevation Certificate forms and Elevation Certificates that were filed with the City are also available for public viewing. Call 770-719-4156 for this information.

DRAINAGE SYSTEM MAINTENANCE: The City Public Works Department and/or the state Department of Transportation maintain the drainage system in City streets and highways. It is against the law for direct or indirect entry of any solid, liquid, or gaseous matter to enter the drainage system. If you live near areas where water flows, you can help by keeping catch basins, drain inlets, storm sewer pipes, ditches and creek banks clear of dead brush or debris. Call the Public Works Department at 770-460-4230 if you see an obstruction in a drainage system.

SITE VISITS: If you have experienced flooding or drainage problems, a representative from the City of Fayetteville Engineering or Public Works Department can visit your property, upon request, to review flooding problems and to explain possible ways to prevent and/or reduce flood damage. This visit will not provide detailed engineering advice, which should be sought from an independent professional licensed in the field. Many of them are listed in area telephone books and on the internet.

PUBLIC INFORMATION: Publications from FEMA concerning this subject are available at each of the Fayette County Public Library. These books include information on: prevention of flood losses to residential, manufactured, and non-residential structures; retrofitting residential properties; how to read and interpret FIRM maps; tornado preparedness; etc.

For more information contact the City of Fayetteville at 770-719-4156 or 770-719-4069 or visit our website at fayetteville-ga.gov